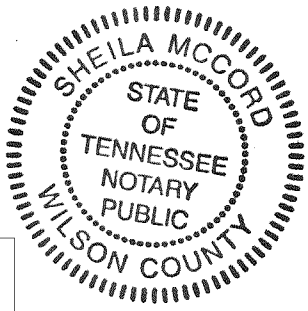
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $426,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: 1.30.27

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1040363 DEEDWARR
08/18/2023 04:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,576.20
20230818-0064812

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nady Shehata	United Wholesale Mortgage, LLC	086-04-0B-028-00
(NAME)	(NAME)	
971 Tulip Grove Road	PO Box 202028	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Florence, SC 29502-2028	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we ***Joan Anderson, Court appointed Guardian/Conservator for Paula Jane Withers, an unmarried woman***, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto ***Nady Shehata and Goliana Mikhail, husband and wife,*** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1, on the plan of Amendment to Lot #1, Section One, Sunset Oaks, as shown on plat of record in Instrument No. 20060112-0004710, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to Missouri Hager by Deed from Jack P. White, a single person, dated 10/19/1937, of record in Book 1031, Page 450, Register's Office for Davidson County, Tennessee. The said Missouri Hager died testate on 02/22/1961, devising subject property to Inez Hager Withers, as evidenced in Will Book 74, Page 291, Probate Court Clerk's Office for Davidson County, Tennessee. The said Inez Hager Withers died testate in 1976, devising subject property to Johnnie Odelle Withers, as evidenced in File No. 70871, Will Book 136, Page 392, Probate Court Clerk's Office for Davidson County, Tennessee. The said Johnnie Odelle Withers aka Johnnie O. Withers died testate in 01/01/1995, devising subject property to Wilburn Allen Withers, as evidenced in Will Book 195, Page 325, Probate Court Clerk's Office for Davidson County, Tennessee; further being the same property conveyed to James Allen Withers, a married man, by Quitclaim Deed from Wilburn Allen Withers, unmarried, who retained a life estate, dated 10/31/2005, of record in Instrument 20051104-0134211, Register's Office for Davidson County, Tennessee. The said Wilburn Allen Withers died on 05/26/2013, leaving the said James Allen Withers, as remaindeman. The said James Allen Withers died intestate on 04/11/2018, leaving the said Paula Jane Withers as his sole heir at law as evidenced by an Affidavit of Heirship of record in Instrument 20180511-0045164, Register's Office for Davidson County, Tennessee.

Joan Anderson, who is the duly appointed Guardian/Conservator for Paula Jane Withers, who executes this Instrument according to an Order from the Chancery Court of Lamar County, Mississippi, and filed for record at Instrument Number 202308180064811, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 971 Tulip Grove Road, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Effective the 11th day of August, 2023.

Paula Jane Withers by Joan Anderson Date: 8-11-23

Paula Jane Withers
By: Joan Anderson, Guardian/Conservator

State of Mississippi
County of Lamar

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Joan Anderson, Court appointed Guardian/Conservator for Paula Jane Withers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and Official seal at office on this 11th day of August, 2023.

Evelyn Coats

Notary Public:

My Commission Expires: 03/28/2025

EVELYN COATS
NOTARY PUBLIC
ID No. 290253
Commission Expires
Mar 28, 2025
STATE OF MISSISSIPPI
FORREST COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

$2.50 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Kim Rogers do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8-11-23.

Kim Rogers
Affiant
Date: 8-11-23

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 11 day of August, 2023

Liz Davis
Notary Public

My Commission Expires: 3-8-25

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY